

Basic Requirements for all Rental Housing:

Minimum Space

- **Minimum Floor Space Per Dwelling Unit:** 120 sq. ft. for 1st occupant and 100 sq. ft. for each additional occupant
- **Minimum Floor Space Sleeping Rooms and Rooming Units:** 70 sq. ft. for 1st occupant and 40 sq. ft. for each additional occupant
- **Minimum Habitable Room Size:** 70 sq. ft. of floor area and 7' ceiling height
- **Maximum Occupancy:** Regulated by floor area, zoning, and parking regulations. Over-occupancy may result in a municipal infraction citation.

Natural Light

Multi-family structures require windows or skylights having an area not less than 8% of the floor area.



Single-family and duplex structures may omit glazing in rooms not required to have "escape and rescue" windows if adequate artificial light is provided.

Ventilation

Must be provided for all habitable rooms through a window area not less than 4% of the floor area or through adequate mechanical ventilation.

Electrical System



- Fixtures and equipment should be maintained as manufactured and be in good working condition.
- All habitable rooms must have two double-convenience outlets spaced at least 25% of the perimeter of the room.
- Habitable rooms, bathrooms, basement, cellar, laundry rooms and furnace rooms must have at least one supplied ceiling or wall light fixture or switched outlet.

Extension Cords

Common extension cords and multi-plugs are not permitted. Approved power strips may be used for certain applications.

Plumbing System

- Fixtures must be installed according to manufacturer's instructions and be maintained in a sanitary and good working condition.
- All supply and drainage piping must be properly installed and maintained.
- Hot water must be at least 110°F.

Heating Systems

- Must be capable of heating all habitable rooms and bath/toilet rooms to a minimum temperature of 68°F and maintain a temperature of 65°F.
- Unvented fuel-burning space heaters are prohibited.

Fire Safety



Fire Extinguishers:

Must be installed, accessible and maintained fully charged, minimum size 5 lb. 2A-10BC. One extinguisher per dwelling unit.

Smoke Detectors:

Must be located as required, installed to manufacturer's specifications and maintained in working condition.

Exits:

Required exitways must be maintained free and clear at all times. All fire doors must be maintained



self-closing and self-latching. Basement sleeping rooms must have "escape and rescue" windows.

Solid Waste



Four Units or Less:

Owner to provide a sufficient number of containers, 35-gallon maximum size, to adequately serve each unit. Containers may be placed at the curb no earlier than 3 p.m. the day before pick-up and removed by the end of the pick-up day. Containers must be stored reasonably near the side or backyard and the area kept clean. All containers must have lids.

Five or More Units:

Private collection is required. Containers must be serviced to prevent overflow.

General Maintenance

- All ceilings, walls, floors, windows, and doors must be maintained in good condition.
- Owners must maintain public and shared areas in a clean and sound condition.
- Owners must exterminate pests if found in two or more units in the same building.
- All supplied facilities, equipment, and required utilities must be maintained in a safe and functional condition.
- Guardrails and graspable handrails must be maintained in a safe condition.

Types of Rental Housing

- **Single Family:** A structure containing *one* dwelling unit.
- **Duplex:** A structure containing *two* separate dwelling units.
- **Multiple:** Any structure containing *three or more* dwelling units.
- **Rooming House:** Any dwelling containing one or more rooming units in which space is let to *four or more* roomers.

Permit Renewal Procedures

Operators of rental housing will be notified by mail prior to the expiration of their permit(s). This notification includes:

- A pre-scheduled appointment time.
- For new rentals, Certificate of Structure Compliance application form.
- Rental Permit Application form.

These forms must be completed and returned to the Department of Housing and Inspection Services located in the Civic Center, 410 E. Washington St., Iowa City. Permits and certificates will be issued as soon as compliance with the Housing Code is achieved.

Note: The City's Information Disclosure and Acknowledgment Form is required to be used in all rental agreements, leases, and renewals. The form is available on the City's website (www.icgov.org/housing/rental/index.htm) or in Housing Inspection Services.

Frequency of Inspection

All rental property is inspected on a two year schedule.

Note: Complaint inspections may be made upon request.

Fees

- **Certificate of Structure Compliance:** (a one-time-only fee) \$40.00 for each building.
- **Rental Permit:** \$150 per building, \$17.00 per dwelling or rooming unit, plus \$7.00/bedroom.



For More Information:

Call the Housing Inspection Division: 356-5130

Or visit us at:

410 E. Washington St., Iowa City 52240
Monday through Friday, 8 am - 5 pm
www.icgov.org/housing

**Housing & Inspection Services
Housing Inspection Division
410 E. Washington Street
Iowa City, IA 52240**

Iowa City Rental Housing Information



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